

ORDINANCE NO. Z-05-12-01-8B5

AN ORDINANCE AMENDING CHAPTER 11, SECTIONS 11.401, 11.423 AND APPENDIX A, AND ADDING SECTION 11.409.1 CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO ESTABLISH THE C-1a (GENERAL COMMERCIAL - LIMITED) ZONING DISTRICT; TO AMEND THE ESTABLISHED ZONING DISTRICTS; TO AMEND THE STANDARDS FOR AUTO SERVICE FACILITIES, CAR WASH, EATING ESTABLISHMENTS, MEDICAL OFFICE, PASSENGER TERMINAL, RETAIL SALES AND SERVICE, SINGLE-FAMILY ATTACHED, SINGLE-FAMILY DETACHED, UPPER STORY RESIDENTIAL, AND VEHICLE SALES; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

Chapter 11, Section 11.401(1), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.401 ESTABLISHMENT OF DISTRICTS

(1) Districts

For the purpose of this Zoning Ordinance, portions of the City, as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
SF-R	Single Family – Rural
SF-1	Single Family – Large Lot
SF-2	Single Family – Standard Lot
MH	Manufactured Housing
TF	Two Family
TH	Townhouse
MF	Multifamily
Commercial Zoning Districts	
C-1	General Commercial

C-1a	General Commercial - Limited
C-2	Local Commercial
<b>Employment Zoning Districts</b>	
OF	Office
BP	Business Park
LI	Light Industrial
I	industrial
<b>Special Purpose Zoning Districts</b>	
PF	Public Facilities
SR	Senior
MI	Mining
OS	Open Space
MU-1a	Mixed-Use Southwest Downtown
PUD	Planned Unit Development
<b>OVERLAY ZONING DISTRICTS</b>	
H	Historic Overlay
CT	Chisholm Trail Overlay
PV	Palm Valley Overlay

## II.

Chapter 11, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add Section 11.409.1 to read as follows:

### 11.409.1 C-1a (GENERAL COMMERCIAL – LIMITED) DISTRICT

#### (1) Purpose

To establish and preserve areas of low-medium to medium intensity land use primarily devoted to limited general commercial activities.

#### (2) Permitted Uses

(a) The following uses are permitted by right:

Use
Community Services
Day Care
Funeral Home
Government Facilities
Indoor Entertainment Activities
Office

Overnight Accommodations
Park, Community
Park, Linear/Linkage
Park, Neighborhood
Place of Worship
Schools: Business, Trade and Post-Secondary Educational Facilities

- (b) The following uses are permitted with conditions:

Use	Special Standard
Auto Service Facilities	11.423(3)
Bed and Breakfast	11.423(4)
Carwash	11.423(5)
Commercial Parking	11.423(6)
Eating Establishments	11.423(9)
Office, Medical	11.423(15)
Passenger Terminals	11.423(18)
Place of Worship, with accessory uses not exceeding 2,500 sf.	11.423(19)
Place of Worship, with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.	11.423(20)
Retail Sales and Services	11.423(21)
Self-Enclosed Monopole	11.423(31)
Single Family Attached, 2 dwelling units	11.423(24)
Single Family Detached	11.423(24)
Upper-Story Residential	11.423(26)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Vehicle Sales, Rental, or Leasing Facilities	11.423(29)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

- (c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Outdoor Entertainment

(3) Density & Development Standards

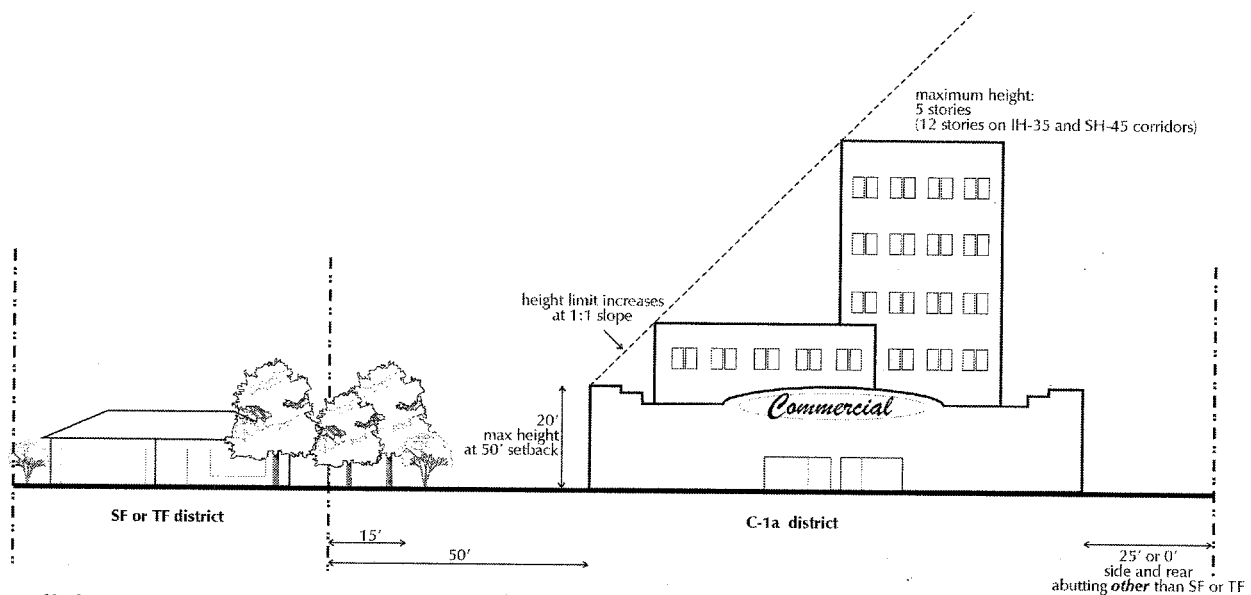
All development within the C-1a (General Commercial – Limited) District shall conform to the Density, Development, and Special Standards described below.

(a) C-1a (General Commercial – Limited) Density & Development Standards

Density & Development Standards for C-1 (General Commercial) <sup>(1)</sup>		
Description	Requirement	
	Standard	IH-35/SH45 <sup>(2)</sup>
Minimum Lot Area	N/A	N/A
Minimum Lot Width	50 ft.	50 ft.
Minimum Setback from Street (ROW)	15 ft.	25 ft.
Minimum Rear Setback	0 or 10 ft. <sup>(3)</sup>	0 or 10 ft. <sup>(3)</sup>
Minimum Rear Setback abutting SF & TF Lots	50 ft. <sup>(4)</sup>	50 ft. <sup>(4)</sup>
Minimum Side Setback	0 or 10 ft. <sup>(3)</sup>	0 or 10 ft. <sup>(3)</sup>
Minimum Side Setback abutting SF & TF Lots	50 ft. <sup>(4)</sup>	50 ft. <sup>(4)</sup>
Minimum Setback for Accessory Building	0 or 5 ft. <sup>(5) (6)</sup>	0 or 5 ft. <sup>(5) (6)</sup>
Maximum Height of Principal Building	5 stories	12 stories
Maximum Height of Accessory Building	15 ft.	15 ft.
Maximum Height of Fence within Street Yard	3 ft. <sup>(7)</sup>	3 ft. <sup>(7)</sup>
Maximum Height of Fence outside Street Yard	8 ft. <sup>(7)</sup>	8 ft. <sup>(7)</sup>
<sup>(1)</sup> Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements. <sup>(2)</sup> For lots with frontage on IH-35 or SH 45. <sup>(3)</sup> The setback shall be 10 ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes. <sup>(4)</sup> For all properties abutting SF & TF lots, 50 ft. setback of which 15 ft. shall be a landscaped buffer. No other use permitted within buffer. Landscaping shall be in accordance with Section 11.501. At the 50 ft. line, structures may be 20 ft. tall. From the 50 ft. line, a 1 ft. setback shall be required for each additional foot of building height. <sup>(5)</sup> The setback shall be 5 ft., except that common walls are not required to have a setback. <sup>(6)</sup> Accessory buildings or structures are not permitted in any street yard. <sup>(7)</sup> All fences shall provide a finished face to abutting streets.		

(b) Landscaping

Landscaping requirements apply to all development in the C-1a (General Commercial – Limited) District. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for Round Rock. These regulations are located in Section 11.501.



Buffering: C-1a district abutting any SF or TF district

Graphic is for illustrative purposes only

(c) Off-Street Parking and Loading

Off-street parking requirements apply to development in the C-1a (General Commercial – Limited) District. These regulations are located in Section 11.502.

(d) Traffic Impact Studies

Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in Section 11.503.

(e) Access and Circulation

Vehicle access and circulation standards apply to development in the C-1a (General Commercial – Limited) District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in Section 11.504.

(f) Outdoor Storage and Display

Limited outdoor storage is allowed in the C-1a (General Commercial – Limited) District. The regulations that apply to outdoor storage are located in Section 11.505.

(g) Fire Access Requirement

At least one face of the tallest segment of a multi-story building shall front on a designated fire lane.

(h) Fencing Requirement

All land uses shall be required to install and maintain a fence along every property line which abuts lower intensity uses.

- (i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.
- (ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
- (iii) Fence panels shall be bottom and/or top capped. All fences shall provide a finished face abutting the lower intensity use.

(4) C-1a (General Commercial – Limited) Design Standards

The following design standards apply to all buildings in the C-1a district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

(a) Exterior Wall Finish

The following requirements shall apply to every side of a building exposed to public view.

- (i) The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.
- (ii) The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard Exterior Insulation and Finish Systems (EIFS) for exterior finish above eight feet, abuse resistant EIFS for exterior finish below eight feet. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Exterior Color

Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color theme.

(c) Glass

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

(d) Orientation Requirements

Building elevations that face a public street shall have at least fifteen (15) percent of the wall facing the street consist of windows and/or entrance areas.

(e) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- (i) Arcades
- (ii) Cornices
- (iii) Eaves
- (iv) Sloped or unique roof features (e.g. parapets, mansard)
- (v) Architectural focal points (e.g. entry ways, window treatments)

(f) Architectural Offsets

To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least twenty (20) percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

(g) Roofing Materials

Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(h) Commercial Signs

Signs shall be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

- (i) Attached signs shall be integrated with the primary physical features of the building and shall complement the building architecture. Attached signs shall be mounted so that the attachment device is not visible or discernable. Attached cabinet or box signs are not permitted. Roof mounted signs are not permitted.
- (ii) Sign coverage shall not exceed twenty-five (25) percent of the wall area located above doors and windows on a one-story building or between the first and second floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.
- (iii) Free standing signs shall be monument signs, in accordance with requirements provided in Section 3.1400, except along IH-35 and SH 45 where they may be pole signs or monument signs.

(5) C-1a Compatibility Standards

Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in Section 11.501(4)(b).

(b) Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(c) Noise

The noise regulations of the Code shall apply, along with the following additional standard for Outdoor Paging Systems and Speakers: Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district.



(d) Lighting

(i) Site Lighting Design Requirements

1. Fixture (luminaire)  
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
2. Light Source (lamp)  
Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
3. Mounting  
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
4. Height of Fixture  
The height of a fixture shall not exceed twenty-five (25) feet.

(ii) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
2. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

III.

Chapter 11, Section 11.423(3)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(3) Auto Service Facilities

- (b) Allowed services in the C-1 and C-1a districts shall be limited to the following.
- (i) Fluid changes (including, but not limited to oil, radiator coolant and freon).
  - (ii) Lubrication.

- (iii) Sales and replacement of minor parts such as batteries, belts, bulbs, lamps, fuses and wipers.
- (iv) Battery recharging.
- (v) State-mandated inspections.
- (vi) Tire sales, installation and, repair and alignment.
- (vii) Brake repair and replacement.
- (viii) Replacement of shocks and struts.
- (ix) Sales and installation of custom auto parts and accessories that are not intended to enhance the performance of the engine, and that do not alter the original or "stock" components of automotive electric, transmission, suspension or exhaust systems.

#### IV.

Chapter 11, Section 11.423(5), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

#### 11.423 SUPPLEMENTARY USE STANDARDS

##### (5) Car Wash

- (a) Multi-bay car wash facilities are permitted subject to the following conditions.
  - (i) All washing facilities shall occur under a roofed area with at least two walls.
  - (ii) Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 50 feet from any residential district.
  - (iii) The building surfaces shall be faced with masonry or other material equal in durability and appearance.
  - (iv) The building shall not be less than 100 feet from any residential district.
  - (v) The building shall be set back not less than 50 feet from the front property line.
  - (vi) All off-street parking areas shall be paved.
  - (vii) Any lights used to illuminate the area shall be directed away from adjacent residential properties.
- (b) In addition to the conditions provided above, multi-bay car wash facilities in the C-1a district are subject to the following conditions:

- (i) The entrance and exit of the bays shall be aligned parallel with the primary road that the property fronts in order to limit the visibility of the interior of the bays.
- (ii) The queuing area shall be screened from view from the primary road the property fronts by either a masonry wall extending from the side of the outside bay or by a landscaped berm.
- (c) Fully automatic single-bay carwashes are permitted as an accessory use to gas stations.

## V.

Chapter 11, Section 11.423(9), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

### 11.423 SUPPLEMENTARY USE STANDARDS

#### (9) Eating Establishments

- (a) Eating establishments with drive-through services are not permitted within 150 feet of a residential property line.
- (b) Eating establishments permitted in the C-2 district are subject to the following requirements:
  - (i) On sites smaller than two acres, the gross floor area shall not exceed 1,500 square feet for eating establishments. Only one eating establishment is permitted per shopping center.
  - (ii) On sites larger than two acres, more than one eating establishment is permitted, and the gross floor area of each eating establishment shall not exceed 3,000 square feet.
  - (iii) No drive-through service is allowed.
  - (iv) Signs shall not be internally illuminated.
- (c) Eating establishments permitted in the BP district are subject to the following requirements:
  - (i) The gross floor area shall not exceed 2,500 square feet.
  - (ii) The eating establishment shall clearly be a secondary, support use for the regular operation of the business park.

- (iii) The eating establishment may not be located in a building with no other uses.
- (d) Eating establishments permitted in the MU-1a district are subject to the following requirements:
  - (i) Outdoor rear or side dining areas abutting a single-family or townhouse residential use shall be screened by a solid fence at least six (6) feet in height.
  - (ii) Service hours for outdoor dining areas shall not extend past 10 p.m.
  - (iii) No drive-through service is allowed.
  - (iv) No outdoor audio paging systems are allowed.
  - (v) No eating establishments are permitted to abut an existing single-family residence, as identified and listed by separate resolution adopted by City Council. Sandwich and coffee shops are permitted to abut an existing single-family residence provided they do not have a full commercial kitchen.
  - (vi) Outdoor cooking areas shall only be permitted by special exception.
  - (vii) Shared patio areas shall be permitted.

## VI.

Chapter 11, Section 11.423(15), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

### 11.423 SUPPLEMENTARY USE STANDARDS

#### (15) Office, Medical

- (a) Emergency medical services are not permitted in the C-1a or C-2 districts.
- (b) Medical offices in the C-2 district shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.

## VII.

Chapter 11, Section 11.423(18), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as

follows:

11.423 SUPPLEMENTARY USE STANDARDS

(18) Passenger Terminal

Passenger terminals in the C-1 and C-1a districts may not include airports.

VIII.

Chapter 11, Section 11.423(21), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(21) Retail Sales and Service

(a) C-1a District

Retail sales and service uses in the C-1a district are subject to the following standards.

- (i) Amusement parks or carnivals; Boat sales (except on IH-35); Camper sales (except on IH-35); Campgrounds; Flea markets; Heavy equipment sales, rental & leasing; Kennels; Landscaping services; Manufactured home sales; Pawn shops; Portable building sales; Recreational vehicle parks; Self-Service storage; Sexually oriented businesses; Shooting ranges; Tattoo parlors; Truck service or repair; and Truck stops are not permitted in the C-1a district.
- (ii) Re-Sale stores in the C-1a district are not permitted on lots with frontage on IH-35.

(b) C-2 District

Retail sales and service uses in the standard C-2 district shall be limited to 2,500 square feet of gross floor area. Sites larger than two acres shall be limited to 5,000 square feet of gross floor area. No drive-through facilities are permitted.

(c) BP District

Retail sales and service uses in the Business Park (BP) district are restricted to commercial gyms only. They are permitted provided that they generally serve the employee population of the business park.

(d) MU-1a District

Retail sales and services in the MU-1a district are subject to the following standards.

- (i) Attached Wireless Transmission Facilities, Animal Boarding, Auto Service Facilities, Campgrounds, Car Washes, Donation Centers, Flea Markets, Gasoline and Fuel Sales, Gun or Firearm Shops, Heavy Equipment Sales, Machinery Repair and Services, Manufactured Home Sales, Mini Warehouses, Monopoles, Mortuaries, Pawn Shops, Portable Building Sales, Recycling Centers, Self-Enclosed Monopoles, Self-Service Storage, Sexually Oriented Businesses (as defined in the Code), Shooting Ranges, Tattoo and Piercing Shops, Taxidermists, Vehicle Parts Sales, Vehicle Repair Services and Body Shops, Vehicle Sales, Veterinary Clinics, Wholesale Nurseries, and Wrecking Yards are not permitted in the MU-1a District.
- (ii) Art and Craft Studios with welding or heavy machinery are not permitted.

IX.

Chapter 11, Section 11.423(24), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(24) Single-Family Attached and Single-Family Detached Dwelling Units in C-1 and C-1a

Single-Family Attached (2 dwelling units) and Single-Family detached dwelling units in the C-1 and C-1a districts are permitted only in the Downtown Reinvestment Zone.

X.

Chapter 11, Section 11.423(26), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(26) Upper Story Residential

- (a) Except as provided in paragraph (b) below, upper story residential uses are permitted subject to the following standards.

- (i) In the C-1 and C-1a districts, upper story residential is permitted only in the Downtown Reinvestment Zone, the CT overlay, and the PV overlay.
  - (ii) In the C-2 district, upper story residential uses are permitted only on sites larger than two acres.
  - (iii) In the C-1, C-1a and C-2 districts, the residential use shall be clearly secondary to the principal commercial use. The gross floor area of the entire building shall include not more than 50 percent residential uses.
  - (iv) In the C-1, C-1a and C-2 districts, separate designated parking spaces for use by the residential units are required. Shared parking calculations shall not be permitted.
- (b) Upper story residential uses in the MU-1a district shall comply with the following standards.
- (i) For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
  - (ii) The ground floor of the building shall be occupied by non-residential uses.
  - (iii) The residential use shall have a separate entrance from the non-residential uses.

## XI.

Chapter 11, Section 11.423(29), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

### 11.423 SUPPLEMENTARY USE STANDARDS

#### (29) Vehicle Sales, Rental or Leasing

- (a) Vehicle sales, rental or leasing, including trucks and recreational vehicles, shall be subject to the following additional standards.
  - (i) Fixed lighting shall be so arranged to prevent direct glare of beams onto any adjacent public or private property or street.
  - (ii) Repairs shall be performed only within a principal building.
  - (iii) Screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property, to block any view of the use, its operations and stored materials and equipment from all points on such residential property when viewed from a point six feet above ground level.

- (iv) Outdoor display of vehicles shall be set back a minimum of 20 feet from all lot lines abutting residentially zoned or developed property.
  - (v) Landscaping shall be in accordance with Section 11.501.
  - (vi) Facilities located in the BP district are restricted to limited vehicle renting with eight available vehicles located on site at any given time.
- (b) Vehicle sales are not permitted in the C-1a district, unless the use is located on a lot with frontage on IH-35 and shall be subject to the standards provided in paragraph (a) above.

## XII.

Chapter 11, Appendix A - Summary Use Table by District, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended as follows:

### Appendix A - Summary Use Table by District

Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
<i>Residential Uses</i>																						
Apartment	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	11.423(2)
Group Home (6 or fewer persons)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(12)
Group Living	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	11.423(13)
Single-family, attached	--	--	--	--	P	--	--	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	11.423(24)
Single-family, detached	P	P	P	--	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	P	11.423(24)



Single-family, zero lot line	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-family, village residential	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-Story Mixed-Use Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(24.1)
Townhouse	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	P / S	--	P / S	11.423(25)
Upper-story residential	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	P / S	11.423(26)
<i>Public and Civic Uses</i>																					
Amenity Center	P / S	P / S	P / S	P / S	P / S	P / S	P	--	--	P / S	--	P / S	--	--	--	--	--	P / S	--	--	11.423(1)
Cemetery, Mausoleum, Columbaria, Memorial park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S E	--
Community Service	--	--	--	--	--	--	--	P	P	P / S	--	--	--	--	--	P	P	P / S	--	P / S	11.423(7)
Day Care (in home) for 6 or fewer children	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(8)(a)
Day Care, all other	--	--	--	--	--	--	P / S	P	P	P / S	P / S	P	--	--	--	--	P	--	--	P / S	11.423(8)
Funeral Home	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Golf course/country club	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	11.423(10)
Government Facilities	--	--	--	--	--	--	--	P	P	P / S	--	P	--	--	--	P	P	--	--	P	11.423(11)
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--

Institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S E	--	--	--	--	--
Monopole	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	--	--	--	--	--	--	--	11,423(31)
Park, Community	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P	P	P	P	P	P	P	P	P	P	P	P	P	--	11.423(16)
Park, Linear/Linkage	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	11.423(17)
Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Park, Regional/ Metropolitan	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Passenger terminal	--	--	--	--	--	--	--	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	S E	11.423(18)
Place of Worship	P	P	P	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	--	--	P	--
Place of Worship (with accessory uses not exceeding 2,500 sf.)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	P / S	--	--	--	--	--	--	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.)	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	P / S	--	--	--	--	--	--	11.423(20) (a)
Place of Worship (with accessory uses not exceeding 20,000 s.f.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	--	--	--	11.423(20) (a)
Place of Worship (with unrestricted s.f. of accessory uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	--	--	11.423(20) (b)

Schools: Business, Trade and Post- Secondary Educational Facilities	--	--	--	--	--	--	--	P	P	--	--	P	--	--	--	--	P / S	--	--	--	--	11.423(22) (d)
School, Elementary	--	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22) (a)
School, Middle	--	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22) (b)

P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

#### Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-1a	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
School, High	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	--	11.423(22) (c)
Self-Enclosed Monopole	P / S	P / S	P / S	--	--	--	--	P / S	P / S	--	--	P / S	P / S	P / S	--	--	P / S	--	--	P / S	--	11.423(31)
Utility, Minor	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(27) (a)
Utility, Intermediate	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(27) (b)
Utility, Major	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	P / S	P / S	P / S	--	--	--	P / S	11.423(27) (b)
WTF; Attached	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	11.423(31)

WTF; Stealth	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	11.423(31)
<i>Commercial Uses</i>																						
Auto service facilities	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	11.423(3)
Bed and Breakfast	--	--	P / S	--	--	--	--	P / S	--	P / S	--	--	--	--	--	--	--	--	--	--	P / S	11.423(4)
Carwash	--	--	--	--	--	--	--	P / S	P / S	--	--	--	P / S	P / S	--	--	--	--	--	--	--	11.423(5)
Commercial parking	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	P	P	--	--	P	--	--	--	P / S	11.423(6)
Eating establishments	--	--	--	--	--	--	--	P	P / S	P / S	--	P / S	--	--	--	--	--	--	--	--	P / S	11.423(9)
Eating establishments with outdoor cooking areas	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S E	
Heavy equipment sales and leasing	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Indoor entertainment activities	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.2)
Live/Work Units	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.3)
Office	--	--	--	--	--	--	--	P	P	P / S	P	P	P	P	--	--	--	--	--	--	P	11.423(14)
Office, Medical	--	--	--	--	--	--	--	P	P / S	P / S	P / S	--	--	--	--	--	P	--	--	--	P / S	11.423(14) (15)
Office, Public	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--
Outdoor entertainment	--	--	--	--	--	--	--	S E	S E	--	--	--	--	--	--	--	--	--	--	S E	S E	--

Overnight Accommodations	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Parking, General	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	11.423(6)	
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	
Retail Sales and Service	--	--	--	--	--	--	--	P	P / S	P / S	--	P / S	--	--	--	--	--	--	--	P / S	11.423(21)	
Self-service storage	--	--	--	--	--	--	--	P / S	--	--	--	--	P / S	P / S	--	--	--	--	--	--	11.423(23)	
Vehicles Sales, Rental or Leasing Facilities	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	--	--	--	--	--	--	--	--	11.423(29)	
Vehicle Storage and Towing	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	
Industrial Uses																						
Light Industrial Service, Manufacturing and Assembly	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	
Mineral Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	
Vehicle Repair Facilities and Body Shops	--	--	--	--	--	--	--	S E	--	--	--	--	P / S	P / S	--	--	--	--	--	--	11.423(28)	
Warehouse and Freight Movement	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	
Waste-Related Service	--	--	--	--	--	--	--	--	--	--	--	--	P / S		--	--	--	--	--	--	11.423(30)	
Wholesale Trade	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	
Other Uses																						

Livestock Storage	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	City Code, Chapter 2
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P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

## XXV.

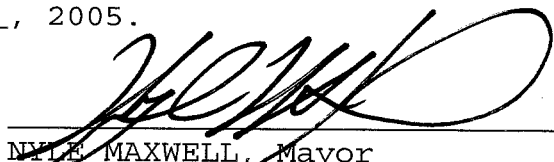
A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on first reading this the \_\_\_\_ day of \_\_\_\_\_, 2005.

READ, APPROVED and ADOPTED on <sup>first</sup>~~second~~ reading this the 15<sup>th</sup> day of December, 2005.

  
 MIKE MAXWELL, Mayor  
 City of Round Rock, Texas

ATTEST: Christine R. Martinez  
 CHRISTINE R. MARTINEZ, City Secretary

**DATE:** November 21, 2005

**SUBJECT:** City Council Meeting – December 1, 2005

**ITEM:** 8.B.5. Consider an ordinance amending Chapter 11, Zoning, of the City of Round Rock Code of Ordinances to add a C-1a (General Commercial-Limited) District. (First Reading)

**Department:** Planning and Community Development Department  
**Staff Person:** Jim Stendebach, Director

**Justification:** The proposed C-1a (General Commercial – Limited) zoning district is an attempt to provide greater flexibility in assigning commercial zoning. Currently, the City only has two commercial zoning districts: C-1 (General Commercial) and C-2 (Local Commercial).

C-1 zoning is generally limited to the intersection of two arterial roadways. This type of commercial zoning is fairly permissive and allows for commercial development with a regional market. C-2 is intended for a much smaller market, typically just nearby neighborhoods, and is therefore permitted on smaller roadways closer to residential property. Because of this close proximity, C-2 zoning includes very restrictive use and design standards to ensure compatibility between the commercial development and the adjacent residences.

While the clear distinction between these two commercial zoning districts has been helpful in determining the appropriate location for C-1 and C-2 zoning, it has also made it difficult to site commercial developments that are less intense than C-1 but more intense than C-2. In order to remedy this problem, staff recommends the adoption of a new limited commercial zoning district, C-1a (General Commercial – Limited). This new district would be allowed closer to neighborhoods because it would be more restrictive than C-1, but it would also allow a wider range of uses than C-2 allows.

The following location criteria provide a practical guideline for determining the appropriateness of the City's commercial zoning districts (including the proposed C-1a district):

C-1: Generally located at the intersection of two arterial roadways.

C-1a: Generally located at the intersection of an arterial and a collector.

C-2: Generally located at the intersection of two collector roadways.

In addition to roadway considerations, other factors in determining the appropriate commercial zoning for a proposed development include:

- The type of market the development will serve.
- The amount and nature of the traffic that the development will generate.
- The zoning of nearby properties, especially residential properties.

The proposed C-1a zoning district will be much more similar to C-1 than to C-2, with almost all of the same development standards applying to both. The only exceptions are listed below:

- C-1a will have a prohibition against mirrored glass. (C-2 has this prohibition while C-1 does not.)
- C-1a will specify acceptable roofing materials. (C-2 has this requirement while C-1 does not.)
- C-1a will only permit light fixtures to be 25 feet high. (C-2 sets the maximum height at 20 feet and C-1 sets the maximum height at 30 feet.)
- C-1a will only allow monument signs except on IH-35 and SH 45.

The other differences between the proposed C-1a and C-1 are found in the uses permitted by each district. The attached comparison highlights these differences.

In addition to this comparison, the draft version of the new district is also included in your packet.

**Funding:** Cost: N/A Source of funds: N/A **Outside Resources:** N/A

**Background Information:** The Planning and Zoning Commission unanimously recommended approval of the new zoning district at its November 2, 2005, meeting.

**Public Comment:** A public hearing was held by the Planning & Zoning Commission on 11-2-05.

# COMPARISON OF USES PERMITTED IN C-1 AND C-1A

USE	C-1 (GENERAL COMMERCIAL)	C-1A (GENERAL COMMERCIAL - LIMITED)
Auto Service Facilities	Permitted with Conditions (3)	Permitted with Conditions (3)
Bed and Breakfast	Permitted with Conditions (4)	Permitted with Conditions (4)
Carwash	Permitted with Conditions (5)	Permitted with Conditions (5)
Commercial Parking	Permitted with Conditions (6)	Permitted with Conditions (6)
Community Services	Permitted by Right	Permitted by Right
Day Care	Permitted by Right	Permitted by Right
Eating Establishments	Permitted by Right	Permitted with Conditions (9)
Funeral Home	Permitted by Right	Permitted by Right
Government Facilities	Permitted by Right	Permitted by Right
Indoor Entertainment Activities	Permitted by Right	Permitted by Right
Office	Permitted by Right	Permitted by Right
Office, Medical	Permitted by Right	Permitted with Conditions (15)
Outdoor Entertainment	Permitted as Special Exception	Permitted as Special Exception
Overnight Accommodations	Permitted by Right	Permitted by Right
Park, Community	Permitted by Right	Permitted by Right
Park, Linear/Linkage	Permitted by Right	Permitted by Right
Park, Neighborhood	Permitted by Right	Permitted by Right
Passenger Terminals	Permitted with Conditions (18)	Permitted with Conditions (18)



## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

USE	C-1 (GENERAL COMMERCIAL)	C-1A (GENERAL COMMERCIAL - LIMITED)
Place of Worship	Permitted by Right	Permitted by Right
Place of Worship (with accessory uses not exceeding 2,500 s.f.)	Permitted with Conditions (19)	Permitted with Conditions (19)
Place of Worship (with accessory uses exceeding 2,500 s.f.)	Permitted with Conditions (20)	Permitted with Conditions (20)
Retail Sales and Services	Permitted by Right	Permitted with Conditions (21)
Schools: Business, Trade and Post-Secondary Educational Facilities	Permitted by Right	Permitted by Right
Self-Enclosed Monopole	Permitted with Conditions (31)	Permitted with Conditions (31)
Self-Service Storage	Permitted with Conditions (23)	Prohibited
Single Family Attached (2 dwelling units)	Permitted with Conditions (24)	Permitted with Conditions (24)
Single Family Detached	Permitted with Conditions (24)	Permitted with Conditions (24)
Upper Story Residential	Permitted with Conditions (26)	Permitted with Conditions (26)
Utilities, Minor	Permitted with Conditions (27)	Permitted with Conditions (27)
Utilities, Intermediate	Permitted with Conditions (27)	Permitted with Conditions (27)
Vehicle Repair Facilities and Body Shops	Permitted as Special Exception	Prohibited
Vehicle Sales, Rental, or Leasing Facilities	Permitted with Conditions (29)	Permitted with Conditions (29)
Wireless Transmission Facilities, Attached	Permitted with Conditions (31)	Permitted with Conditions (31)
Wireless Transmission Facilities, Stealth	Permitted with Conditions (31)	Permitted with Conditions (31)

## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

### (3) Auto Service Facilities

- (a) Automotive service facilities are permitted subject to the following conditions.
- (i) All repairs shall be conducted within an enclosed building.
  - (ii) All inoperable automobiles upon which repairs are to be conducted shall be enclosed behind a minimum six-foot screening fence.
  - (iii) No repairs shall be conducted on any premises that abut any residential district boundary.
  - (iv) No automobile repair or service facility shall be permitted to have bay doors facing a SF-R, SF-1, SF-2, TF, TH, MF, or SR district.
- (b) Allowed services in the C-1 and C-1a districts shall be limited to the following.
- (i) Fluid changes (including but not limited to oil, radiator coolant, and freon).
  - (ii) Lubrication.
  - (iii) Sales and replacement of minor parts such as batteries, belts, bulbs, lamps, fuses and wipers.
  - (iv) Battery recharging.
  - (v) State-mandated inspections.
  - (vi) Tire sales, installation, repair and alignment.
  - (vii) Brake repair and replacement.
  - (viii) Replacement of shocks and struts.
  - (ix) Sales and installation of custom auto parts and accessories that are not intended to enhance the performance of the engine, and that do not alter the original or "stock" components of automotive electric, transmission, suspension or exhaust systems.

### (4) Bed and Breakfast

- (a) A bed and breakfast shall be subject to the following standards.
- (i) A maximum of six guest rooms shall be provided in any one bed and breakfast establishment.
  - (ii) No food preparation, except beverages, is allowed within individual guest rooms. Meal service shall be provided to overnight guests only.
  - (iii) Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.
- (b) A bed and breakfast located in a SF-2 district shall be subject to the following additional standards.
- (i) A bed and breakfast located in a SF-2 district shall be in the Downtown Reinvestment Zone.
  - (ii) The operator of the Bed and Breakfast shall be a full-time resident of the dwelling in which the Bed and Breakfast establishment is housed.
  - (iii) A maximum of four guest rooms shall be provided in any one bed and breakfast establishment.
  - (iv) No exterior evidence of the bed and breakfast shall be allowed, except for one attached sign no larger than twelve square feet.



## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

### (5) Car Wash

- (a) Multi-bay car wash facilities are permitted subject to the following conditions.
  - (i) All washing facilities shall occur under a roofed area with at least two walls.
  - (ii) Vacuuming facilities may be outside the building but shall not be in the street yard and shall not be closer than 50 feet from any residential district.
  - (iii) The building surfaces shall be faced with masonry or other material equal in durability and appearance.
  - (iv) The building shall not be less than 100 feet from any residential district.
  - (v) The building shall be set back not less than 50 feet from the front property line.
  - (vi) All off-street parking areas shall be paved.
  - (vii) Any lights used to illuminate the area shall be directed away from adjacent residential properties.
- (b) In addition to the conditions provided above, multi-bay car wash facilities in the C-1a district are subject to the following conditions.
  - (i) The entrance and exit of the bays shall be aligned parallel with the primary road the property fronts in order to limit the visibility of the interior of the bays.
  - (ii) The queuing area shall be screened from view from the primary road the property fronts by either a masonry wall extending from the side of the outside bay or by a landscaped berm.
- (c) Fully automatic single-bay carwashes are permitted as an accessory use to gas stations.

### (6) Commercial Parking

- (a) Trucks, truck tractors, and semi trailers may not be parked in commercial or general parking lots except for panel trucks, pickup trucks, school buses and those motor vehicles necessary and accessory to the operation of uses permitted in the zoning district.
- (b) No commercial or general parking lot may be used as a towing service storage yard or as an abandoned vehicle yard.

### (9) Eating Establishments

- (a) Eating establishments with drive-through services are not permitted within 150 feet of a residential property line.
- (b) Eating establishments permitted in the C-2 district are subject to the following requirements:
  - (i) On sites smaller than two acres, the gross floor area shall not exceed 1,500 square feet for eating establishments. Only one eating establishment is permitted per shopping center.
  - (ii) On sites larger than two acres, more than one eating establishment is permitted, and the gross floor area of each eating establishment shall not exceed 3,000 square feet.
  - (iii) No drive-through service is allowed.
  - (iv) Signs shall not be internally illuminated.
- (c) Eating establishments permitted in the BP district are subject to the following requirements:
  - (i) The gross floor area shall not exceed 2,500 square feet.
  - (ii) The eating establishment shall clearly be a secondary, support use for the regular operation of the business park.



## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

- (iii) The eating establishment may not be located in a building with no other uses.

(15) Office, Medical

- (a) Emergency medical services are not permitted in the C-1a or C-2 districts.

- (a) Medical offices in the C-2 district shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.

(18) Passenger Terminal

Passenger terminals in the C-1 and C-1a districts may not include airports.

(20) Places of Worship

- (a) Places of Worship; Accessory uses totaling greater than 2500 square feet but less than 20000 square feet  
Places of worship shall meet development standards and supplementary use standards for any accessory uses. They are required to either front on or have direct access to a collector or higher street.
- (b) Places of Worship; Unrestricted square footage of Accessory uses  
Places of worship shall meet development standards and supplementary use standards for any accessory uses. They are required to either front on or have direct access to an arterial street.

(21) Retail Sales and Service

- (a) Retail sales and service uses in the C-1a district are subject to the following standards.

- (i) Amusement parks or carnivals; Boat sales (except on IH-35); Camper sales (except on IH-35); Campgrounds; Flea markets; Heavy equipment sales, rental & leasing; Kennels; Landscaping services; Manufactured home sales; Pawn shops; Portable building sales; Recreational vehicle parks; Self-Service storage; Sexually oriented businesses; Shooting ranges; Tattoo parlors; Truck service or repair; and Truck stops are not permitted in the C-1a district.

- (ii) Re-Sale stores in the C-1a district are not permitted on lots with frontage on IH-35.

(b) C-2 District

Retail sales and service uses in the standard C-2 district shall be limited to 2,500 square feet of gross floor area. Sites larger than two acres shall be limited to 5,000 square feet of gross floor area. No drive-through facilities are permitted.

(c) BP District

Retail sales and service uses in the Business Park (BP) district are restricted to commercial gyms only. They are permitted provided that they generally serve the employee population of the business park.

(d) MU-1a District

Retail sales and services in the MU-1a district are subject to the following standards.

## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

- (i) Attached Wireless Transmission Facilities, Animal Boarding, Auto Service Facilities, Campgrounds, Car Washes, Donation Centers, Flea Markets, Gasoline and Fuel Sales, Gun or Firearm Shops, Heavy Equipment Sales, Machinery Repair and Services, Manufactured Home Sales, Mini Warehouses, Monopoles, Mortuaries, Pawn Shops, Portable Building Sales, Recycling Centers, Self-Enclosed Monopoles, Self-Service Storage, Sexually Oriented Businesses (as defined in the Code), Shooting Ranges, Tattoo and Piercing Shops, Taxidermists, Vehicle Parts Sales, Vehicle Repair Services and Body Shops, Vehicle Sales, Veterinary Clinics, Wholesale Nurseries, and Wrecking Yards are not permitted in the MU-1a District.
- (ii) Art and Craft Studios with welding or heavy machinery are not permitted.

(24) Single-Family Attached and Single-Family Detached Dwelling Units in C-1 and C-1a  
Single-Family Attached (2 dwelling units) and Single-Family detached dwelling units in the C-1 and C-1a districts are permitted only in the Downtown Reinvestment Zone.

### (26) Upper Story Residential

Upper story residential uses are permitted subject to the following standards.

- (a) In the C-1 and C-1a districts, upper story residential is permitted only in the Downtown Reinvestment Zone, the CT overlay, and the PV overlay.
- (b) In the C-2 district, upper story residential uses are permitted only on sites larger than two acres.
- (c) In the C-1, C-1a and C-2 districts, the residential use shall be clearly secondary to the principal commercial use. The gross floor area of the entire building shall include not more than 50 percent residential uses.
- (d) In the C-1, C-1a and C-2 districts, separate designated parking spaces for use by the residential units are required. Shared parking calculations shall not be permitted.

### (27) Utilities

- (a) Minor Utilities  
Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501.
- (b) Intermediate and Major Utilities  
Intermediate and Major Utilities are required to provide an eight foot high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501. The facility shall be secured.

### (29) Vehicle Sales, Rental or Leasing

- (a) Vehicle sales, rental or leasing, including trucks and recreational vehicles, shall be subject to the following additional standards.



## COMPARISON OF USES PERMITTED IN C-1 AND C-1A

- (i) Fixed lighting shall be so arranged to prevent direct glare of beams onto any adjacent public or private property or street.
  - (ii) Repairs shall be performed only within a principal building.
  - (iii) Screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property, to block any view of the use, its operations and stored materials and equipment from all points on such residential property when viewed from a point six feet above ground level.
  - (iv) Outdoor display of vehicles shall be set back a minimum of 20 feet from all lot lines abutting residentially zoned or developed property.
  - (v) Landscaping shall be in accordance with Section 11.501.
  - (vi) Facilities located in the BP district are restricted to limited vehicle renting with eight available vehicles located on site at any given time.
  - (b) Vehicle sales are not permitted in the C-1a district, unless the use is located on a lot with frontage on IH-35 and shall be subject to the standards provided in paragraph (a) above.
- (31) Wireless Transmission Facilities  
Wireless transmission facilities shall comply with the standards provided in Section 4.700 of this Code.